

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2025-0176

APRIL 3, 2025

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2025-0176**.

Location: 2600 Scarwin Lane; 12709 Lanier Road; 0, 12665 & 12653 Sapp Road. Between Dunn Creek Road and Shims Road.

Real Estate Numbers: 106898-0030; 106929-0000; 106898-0080; 106929-0400; 106929-0410; 106898-0070

Current Zoning District: Residential Rural-Acre (RR-Acre)

Proposed Zoning District: Residential Low Density-50 (RLD-50)

Current Land Use Category: Low Density Residential (LDR)

Planning District: North, District 6

Council District: District 2

Applicant/Agent: Cyndy Trimmer, Esq.
Driver, McAfee, Hawthorne and Diebenow, PLLC
1 Independent Drive, Suite 1200
Jacksonville, Florida 32202

Owner: Jessica Johnson
12709 Lanier Road
Jacksonville, Florida. 32226

Martin Sattler III
2600 Scarwin Lane
Jacksonville, Florida. 32226

Jessica Driskell
12665 Sapp Road
Jacksonville, Florida. 32226

Jennifer Wise-Ferry
12665 Sapp Road
Jacksonville, Florida. 32226

Satler Family Revocable Living Trust
12330 Holstein Drive
Jacksonville, Florida. 32226

Staff Recommendation:

APPROVE

GENERAL INFORMATION

Application for Rezoning Ordinance **2025-0176** seeks to rezone 22.43± acres from Residential Rural-Acre (RR-Acre) to Residential Low Density-50 (RLD-50) to develop property with single-family homes. The Low-Density Residential land use category allows for up to 7 units per acre when connected to city water and city sewer.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to Section 656.125 of the Zoning Code, an applicant for a proposed rezoning bears the burden of proving, by substantial competent evidence, that the proposed rezoning is consistent with the City's comprehensive plan for future development of the subject parcel. In determining whether a proposed rezoning is consistent with the 2045 Comprehensive Plan, the Planning and Development Department considers several factors, including (a) whether it is consistent with the functional land use category identified in the Future Land Use Map series of the Future Land Use Element; (b) whether it furthers the goals, objectives and policies of the Comprehensive Plan; and (c) whether it conflicts with any portion of the City's land use regulations. Thus, the fact that a proposed rezoning is permissible within a given land use category does not automatically render it consistent with the 2045 Comprehensive Plan, as a determination of consistency entails an examination of several different factors.

1. Is the proposed rezoning consistent with the 2045 Comprehensive Plan?

Yes. The 22.43 acre subject site is located approximately 1/10 of a mile north of New Berlin Road, a collector roadway, between Lanier Road and Shims Road which are both unclassified roadways. The site is accessed through Sapp Road which runs through the subject site and is perpendicular to New Berlin Road. The site is in Planning District 6 (North), Council District 2, and is located in the Suburban Development Area. The subject site is in the LDR land use category. The applicant seeks to rezone the subject site from RR-Acre to RLD-50.

According to the Category Descriptions of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan, Low Density Residential (LDR) in the Suburban Area is intended to provide for low density residential development. Generally, single-family detached housing should be the predominant development typology in this category. The maximum gross density in the Suburban Area shall be 7 units/acre when centralized potable water and wastewater services are available to

the site and there shall be no minimum density. The maximum gross density shall be 2 units/acre, and the minimum lot size shall be half an acre when both centralized potable water and wastewater are not available. The maximum gross density shall be 4 units/acre, and the minimum lot size shall be ¼ of an acre if either one of centralized potable water or wastewater services are not available. Based on the JEA availability letter submitted by the applicant, the site appears to have access to public water and sewer.

RLD-50 is a primary zoning district in the LDR land use category, and therefore the proposed rezoning is consistent with the 2045 Comprehensive Plan.

2. *Does the proposed rezoning further the goals, objectives and policies of the 2045 Comprehensive Plan?*

Yes. The proposed rezoning is consistent with the listed objectives, policies and goals of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan. The proposed rezoning to RLD-50 promotes a pattern of compatible uses (*i.e.* single family dwellings) consistent with the surrounding area and future development. However, the lot size is not consistent with the surrounding zoning districts. Therefore, the proposed rezoning to RLD-50 will allow the property to be developed in a lot pattern that is a good transition for the surrounding area.

Future Land Use Element (FLUE):

Goal 1 To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

Goal 3 To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

Objective 3.1 Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for residents. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the Comprehensive Plan and Land Development Regulations.

3. *Does the proposed rezoning conflict with any portion of the City's land use regulations?*

No. The proposed rezoning is not in conflict with any portion of the City's land use regulations. If approved as recommended by the Staff of the Planning and Development Department, the subject property will be rezoned from RR-Acre to RLD-50 in order to permit the development of a single-family subdivision—all while adhering to local, state, and federal regulations.

SURROUNDING LAND USE AND ZONING

The subject property is located east of Dunn Creek Road. The surrounding area is developed with a mix of single-family homes with various lot sizes. Some examples include the Chandler Crossings neighborhood to the east (PUD 2006-0523) is developed with 60-foot-wide lots, The Northwoods neighborhood to the east (PUD 2004-1052) is developed with 60 foot wide lots, the Cherry Lakes neighborhood to the southwest is developed under RLD-50, and the Hudson Grove neighborhood to the west which is developed with 60 foot wide lots. Additionally, lots range in various sizes surrounding the site which are zoned RR-Acre and RLD-100A. Nonetheless, adjacent land uses and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	LDR	RR-Acre	Single Family Dwellings
East	LDR	RR-Acre	Single-Family Dwellings
South	LDR	RLD-100A/RR-Acre	Single-Family Dwellings
West	LDR	RLD-100A	Single Family Dwellings

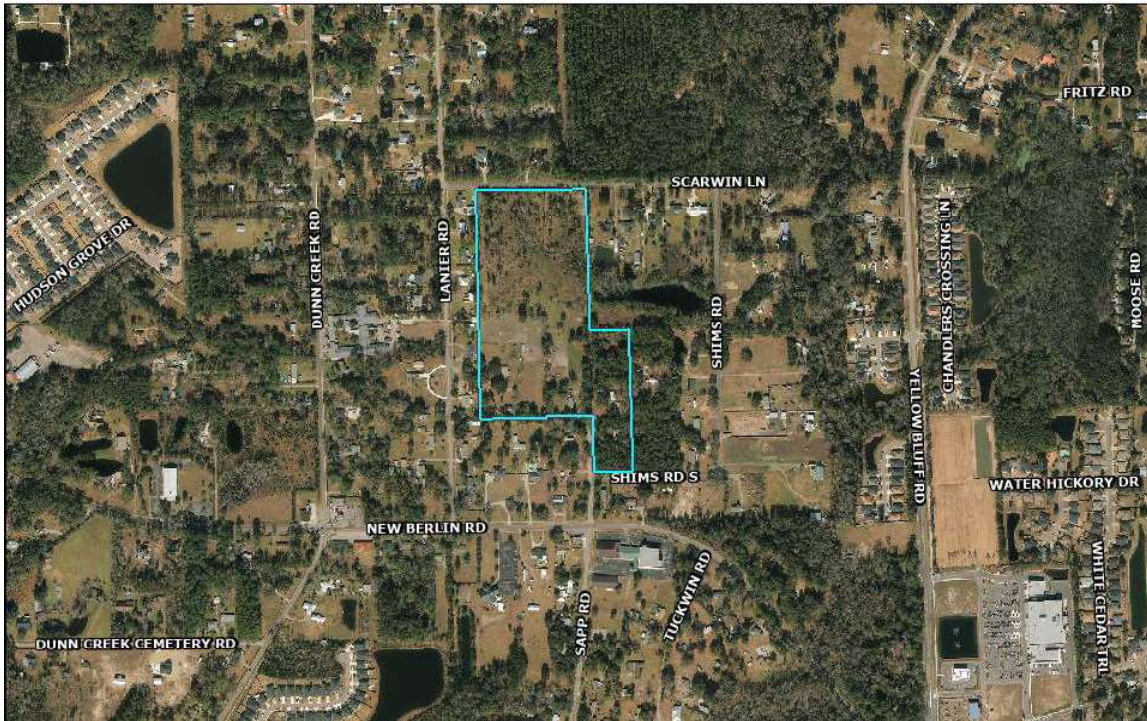
SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on March 27, 2025, the required Notice of Public Hearing signs **were** posted.



RECOMMENDATION

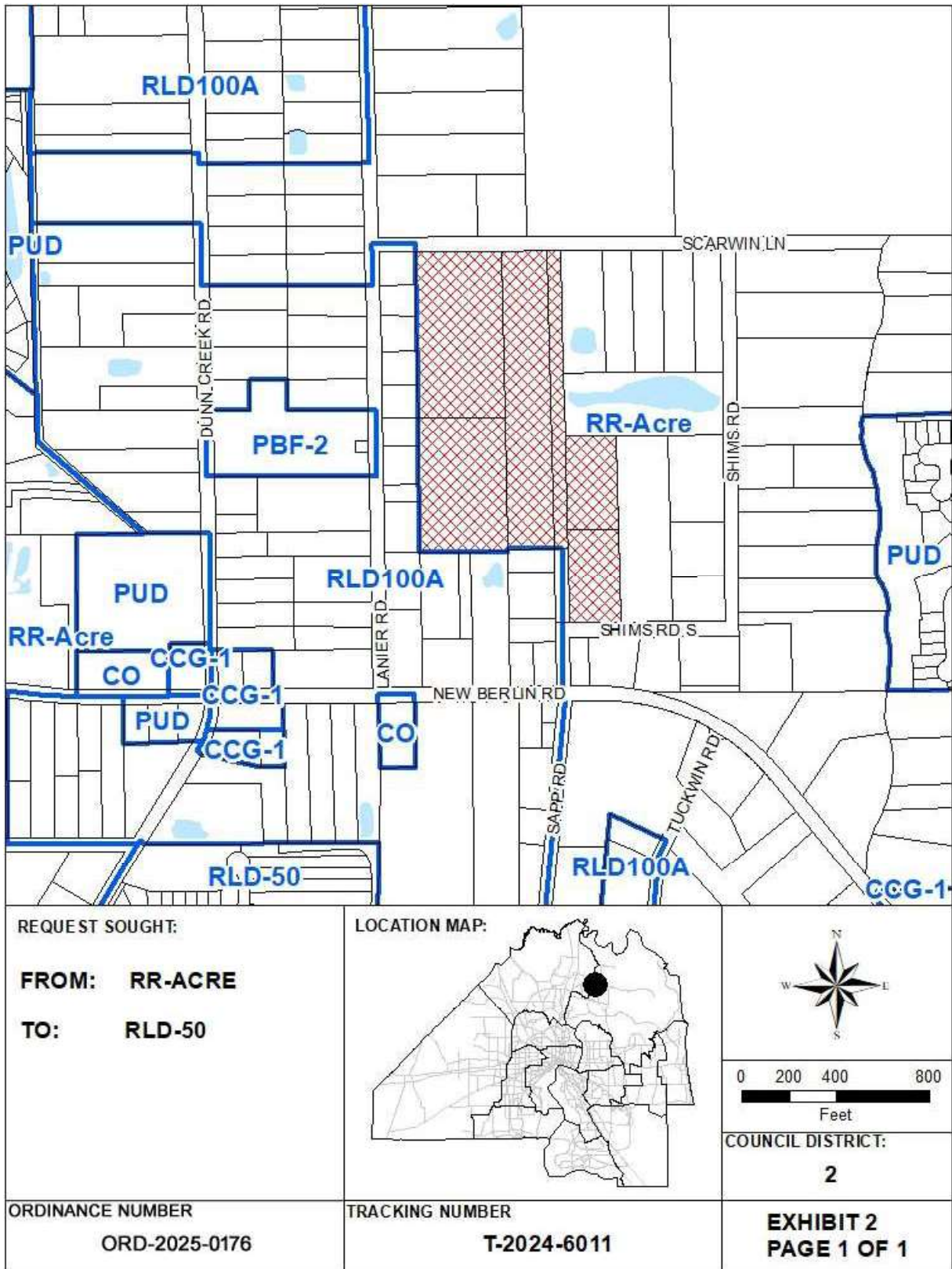
Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **Ordinance 2025-0176** be **APPROVED**.



Aerial View



View of the Subject Site



Legal Map